

CRANBROOK & SISSINGHURST PARISH COUNCIL

MINUTES OF THE PLANNING & PRESERVATION COMMITTEE  
HELD ON THE 16<sup>th</sup> MAY 2017

**Declaration of Interests, Dispensations, Predetermination or Lobbying:**

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

Present: Cllr. Bunyan (in the Chair), Cllrs. Cook & Fermor.

Apologies: Cllr. Smith.

**PLANNING APPLICATIONS:**

17/01371/FULL

Brooklands, Angley Road, Cranbrook, Kent, TN17 2PG  
Proposed single storey rear extension

The Parish Council recommends APPROVAL.

Proposed by Cllr. Bunyan, seconded by Cllr. Cook and agreed.

17/01152/FULL

Hockridge, Friezley Lane, Cranbrook, Kent, TN17 2LL

Retrospective – Change of use of a domestic/storage building for use as an exercise studio (for personal and commercial use)

Members raised no objection to the changes in the fabric of the building; however are minded to REFUSE the application on the basis of the change of use on the grounds that the access lane to the property is already narrow and the increase in traffic associated with commercial use would be detrimental. If the Planning Authority are minded to approve the application, Members suggested the hours of business should be determined, it should also be subject to the condition that the building remains ancillary to the main dwelling and any possible noise nuisance is abated by ensuring doors are kept closed whilst classes are in session and music is played. This was proposed by Cllr. Cook, seconded by Cllr. Fermor and agreed.

17/01253/FULL

Sunny Acres, Swattenden Lane, Cranbrook, Kent, TN17 3PR  
Erection of garage to serve mobile home.

The Parish council recommends REFUSAL. Members felt the proposed garage was disproportionate in the size of the footprint and in particular in height for the site.

Proposed by Cllr. Bunyan, seconded by Cllr. Cook and agreed.

17/01376/FULL

5 Cleavers Close, Sissinghurst, Cranbrook, Kent, TN17 2JX  
First Floor side extension.

The Parish Council recommends APPROVAL.

Proposed by Cllr. Fermor, seconded by Cllr. Cook and agreed.

16/07857/FULL

Tollgate Farm, Golford Road, Golford, Cranbrook, Kent, TN17 4NX

Change of use of a timber stable block into ancillary accommodation, including external alterations.

The Parish Council recommends APPROVAL subject to the condition that it remains ancillary to the main dwelling.

Proposed by Cllr. Cook, seconded by Cllr. Bunyan and agreed.

17/01009/FULL

Oast Cottage, Goudhurst Road, Cranbrook, Kent, TN17 2QD  
Erection of detached double garage.

The Parish Council recommends APPROVAL.

Proposed by Cllr. Fermor, seconded by Cllr. Cook and agreed.

17/01330/FULL

Land Rear Of Corbins, Angley Road, Cranbrook, Kent, TN17 2PL  
Variation of Condition 2 (Approved plans) of 16/505332/FULL (Demolition of existing garage and erection of five dwellings and associated access, new garage within plot of 'Corbins' and associated landscaping) – Amendments to Plot 1.

Members noted the amendments to the original application (16/505332/FULL), no further comments were raised.

17/01331/FULL

Land Rear Of Corbins, Angley Road, Cranbrook, Kent, TN17 2PL  
Variation of Condition 2 (Materials) of 16/505332/FULL (Demolition of existing garage and erection of five dwellings and associated access, new garage within plot of 'Corbins' and associated landscaping)- Amendments to Plot 2, 3, 4 and 5.

The Parish Council recommends APPROVAL.

Proposed by Cllr. Bunyan, seconded by Cllr. Cook and agreed.

17/01332/FULL

Land Rear Of Corbins, Angley Road, Cranbrook, Kent, TN17 2PL  
Variation of Condition 2 (Approved plans) of 16/505332/FULL (Demolition of existing garage and erection of five dwellings and associated access, new garage within plot of 'Corbins' and associated landscaping) – Automated vehicle access gate and brick piers to access road.

The Parish Council recommends APPROVAL in principle, subject to confirmation that access for refuse and emergency vehicles is established.

Proposed by Cllr. Cook, seconded by Cllr. Bunyan and agreed.

17/01402/TNT0T56

Communication Station, Glassenbury Road, Cranbrook, Kent  
Telecommunications notification – Proposed installation of 1no. AC Electricity Generator with concrete plinth, ducts, cabling and ancillary development.

The Parish council noted they had been informed and raised no objections.

17/01479/FULL

Dairymans, London Lane, Sissinghurst, Cranbrook, Kent, TN17 2AP  
Single storey replacement rear extension including accommodation within the roof space.

The Parish Council recommends APPROVAL.

Proposed by Cllr. Bunyan, seconded by Cllr. Cook and agreed.

17/01003/FULL

Hawthorn Cottage, 1 Camden Terrace, The Common, Sissinghurst, Cranbrook, Kent, TN17 2HS  
Rear extension and side extension to form a new separate dwelling.

The Parish Council recommends APPROVAL, subject to adequate parking being identified and approved for both properties.

Proposed by Cllr. Cook, seconded by Cllr. Bunyan and agreed.

17/01581/FULL

Proposed scheme for multi sport court with perimeter fence and floodlights with associated parking for use of Year 7 intake (Revised scheme of Planning Consent 17/00726/FULL)

The Parish Council recommends APPROVAL subject to it not affecting recreational use by Year 7 pupils.

Proposed by Cllr. Bunyan, seconded by Cllr. Fermor and agreed.

#### **TREES:**

17/01513/TPO

6 Rammell Mews, Cranbrook, Kent, TN17 3BQ

Trees: Oak (T1 on plan) – Reduce crown by 1.5m, remove lower branch facing house and removing deadwood; Yew Tree (T2 on plan) – Reduce crown by 1-2m.

The Parish Council recommends APPROVAL, subject to the views of the TWBC Tree Officer.

Proposed by Cllr. Fermor, seconded by Cllr. Cook and agreed.

#### **REVISED PLANS:**

17/00824/FULL

The Cobs, Hartley Road, Cranbrook., Kent, TN17 3QT

Erection of a chalet bungalow.

The Parish council raised no objection in principle to the amendments, however remains concerned that allocation of parking for the existing dwelling has not been identified.

#### **CONSULTATIONS:**

Public consultation: - Tunbridge Wells Draft Planning Framework

It was agreed to request an extension of time in which to submit a response so Cllr. Smith can report back to the Committee.

#### **CORRESPONDENCE:**

Cllr. Bunyan had received an email from Countryside properties in response to the points raised in our original consultee recommendation. Countryside Properties responses to our comments are highlighted in red print.

1. Drains (foul water, sewage) - The drains overflow several times a year into Common Road. Their capacity needs to be confirmed and if necessary a new connection direct to the sewage works needs to be considered. **The drainage design is to be approved by the Local Authority and will be considered by Southern Water prior to the discharge of the condition. This approval process will dictate the design and the connection to the local foul drainage and none of the units will be occupied until this condition is satisfied. It is understood that Southern Water are undertaking works to the local treatment plant to improve capacity in the local network, this capacity and connection is outside the control of Countryside and is in the hands of Southern Water to determine.**
2. Playground – The proposed playground on the site should be removed from the design and funds transferred to enhance the existing play facilities in the village which would help new residents to integrate and would reduce noise nuisance on site. The current situation of a playground next to a pond even with fencing is dangerous. **This has been discussed with TWBC and they are similarly of the view that if the formality of the play area can be reduced and a contribution made to existing facilities then this would be welcomed. Having regard to the planning permission and parameter plan which requires Countryside to deliver a play area on site, discussions with TWBC legal department are ongoing as to how this can be achieved. Countryside are hopeful that a solution can be presented that suits everyone.**

3. Stile - The stile onto Common Road which is to link to the public footpath on the opposite site of the road should be omitted. Its position on a lethal blind bend is unsafe. **It has been agreed to remove this link.**
4. Affordable homes - The affordable flats should be moved to the area currently designated for the playground which would provide increased natural light to the properties and more privacy to the houses and their gardens in the neighbouring properties in Hovendens. **Countryside were unable to fulfil this request due to the development framework, parameter plan, landscape and ecological constraints. They have agreed that preference for local people should be adopted to make sure that they engage with the parish when drafting the nominations agreement. Their Development Manager will be taking this matter forward.**
5. Street lighting. To reduce light pollution lighted bollards and not columns should be used. **This has been discussed with TWBC. Countryside are only proposing low level PIR lighting around the porches of the houses. They are not proposing any bollard, street or floodlighting.**
6. Archaeology - A Roman road runs close to or through the site – a watching brief should be required. **A specialist will be undertaking a site investigation to determine if there is anything of specific interest. This will involve undertaking a number of trial trenches on site. This is a more in depth exercise than a watching brief and will determine if there are any remains that need to be preserved or investigated further.**
7. Bungalows - Some should be provided for the elderly in the community. **The design of bungalows means that they are very plot hungry and with a very constrained site that has to take account of the ecological enhancement area and development framework (road alignments, play area, pond etc). The inefficiency of bungalows means that they are unable to incorporate them into the proposed layout.**
8. Footpath/pavement – Request the developer funds an extension of the current footpath from the school up to the junction with the A229 to improve pedestrian access from north and west. It was also considered desirable for a new footpath from the development into the village on the same side of the road (east) be provided – this would encourage integration. Concerns about dangers in Common Road particularly dropping off and picking up time from school when a large number of cars park in the road – footpath and traffic calming desirable. It was suggested that the egress point could be moved. **They are unable to propose a footway to the A229, after discussion it was concluded that this would not be beneficial to the area as it would introduce additional formality to the landscape with the introduction of street lighting etc. With respect to the southbound connection, a footway has been incorporated to the bus stop by Hovendens as this was a requirement of the outline planning permission. It is not shown on the site layout but it will be provided as part of the detail works in the S278 agreement which covers off site highway works. It is also conditioned in the outline planning permission (Condition 6) which is a pre-commencement condition.**
9. House sizes - Would prefer to see fewer large house and more starter homes. **The scheme has been designed to provide a good variety of houses types and sizes with 62% of the houses comprising of 1, 2 and 3 bedroom properties. From market research the development offers far in excess of what is available in the local area with much of the local housing stock comprising larger family houses.**
10. Garage sizes. Can modern wider cars actually fit into them? Implications would cause more on street parking. Parking allocation has been challenged by KCC. **The garages are oversized (7 x 3 m). They are designed to accommodate a car and provide additional storage. With respect to parking they have provided an extra 3 spaces above the KCC requirements. They have also sought to improve the distribution of the parking through the development with additional visitor spaces being created around the middle of the spine road to further prevent indiscriminate parking.**
11. St. Georges Institute/Village Hall - A contribution in money and/or skills/manpower to rebuild would be hugely appreciated. **Countryside are unable to make a financial charitable contribution outside the S.106 agreement. It is understood that donations have been secured in respect of construction materials for the hall and assistance is being sought with the construction. They are keen to review this with their management team, their construction manager was quite positive about assisting with this. It is understood that a planning application will be submitted shortly with a start on site anticipated in 2018/19. A copy of the plans and programme has been requested so their construction manager can consider the proposal in more detail.**

12. Pedestrian Crossing - A crossing from the site to the school side of Common Road. They are not able to provide a formal crossing as this is outside the scope of the planning permission and a matter that would be dealt with by KCC Highways. However, they have sought to improve the accessibility off the footway by providing a dropped curb opposite the junction to the school.
13. Wild life – Concerned about the shrinking of areas for wildlife. Suggest bat boxes, etc. As part of the development they are undertaking significant enhancements to the site, this includes enriched grass species, tree planting, hedge planting, pond creation and inclusion of items such as bat boxes. The detail associated with this is yet to be submitted as this is linked to point 2 which needs confirmation first.
14. Speed Limit - Reduced to 20mph. This is a matter which KCC will need to consider and it is not within the scope of Countryside.
15. Custom Build - Would like to see some of the houses offered for, at least, internal layout to be by the purchaser. The houses could then be built by Countryside to blend in with the designs on site. The site is not considered suitable for custom build as this presents a number of issues over delivery and complications with the S.106 obligations.
16. Sissinghurst School is oversubscribed. There are spaces in neighbouring villages but the children would have to be driven. It will be many years before the children from this development will be able to go to Sissinghurst C of E Primary School, unless it is extended. A meeting with the governors to discuss the proposal and construction management plan is due for scheduling when dates can be agreed.
17. Concerns were raised about GP availability. There is no GP surgery in Sissinghurst. This is outside the scope of consideration for the site and is a matter that the NHS and doctors consortium need to consider in more detail.
18. There was a suggestion that access should be provided from the site to the surrounding farmland. It is not legally possible to secure access to the wider farmland. Mr Wheeler is looking to maintain the permissive access to the south of the site to enable ease of access to the PROW's to the east and Countryside are formalising the footway access to make this connection easier to use for residents up and down Common Road.

Members agreed that they welcomed the co-operative approach taken by Countryside and was hopeful that TWBC would take a constructive approach to the issues to be resolved in point 2. Cllr. Bunyan proposed that the Parish Council should contact TWBC Planning Department and inform them that subject to the above responses being met then we are now mindful to APPROVE the application, this was seconded by Cllr. Cook and agreed.

#### **TRAINING:**

Cllr. Cook agreed to present an application at the next meeting.

#### **DECISIONS:**

Cllr. Bunyan read out the decisions received from the Borough Council.

#### **ITEMS FOR INFORMATION:**

Cllr. Cook thanked the Chairman for guiding Members through the last year and sincerely hoped she would be standing again.